

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michael Gerard Fletcher (State Bar No. 070849) mfletcher@frandzel.com Gerrick M. Warrington (State Bar No. 294890) gwarrington@frandzel.com FRANDZEL ROBINS BLOOM & CSATO, L.C. 1000 Wilshire Boulevard, 19th Floor Los Angeles, CA 90017-2427 Telephone: 323-852-1000 Fax: 323-651-2577</p> <p><input type="checkbox"/> Individual <i>appearing without an attorney</i> <input checked="" type="checkbox"/> Attorney for Archway Broadway Loan SPE, LLC</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC, <i>et al.</i></p> <p>Affects:</p> <p><input type="checkbox"/> All Debtors <input type="checkbox"/> Seaton Investments, LLC <input type="checkbox"/> Colyton Investments, LLC <input type="checkbox"/> Broadway Avenue Investments, LLC <input type="checkbox"/> SLA Investments, LLC <input type="checkbox"/> Negev Investments, LLC <input checked="" type="checkbox"/> Alan Gomperts <input checked="" type="checkbox"/> Daniel Halevy <input checked="" type="checkbox"/> Susan Halevy</p> <p style="text-align: right;">Debtor(s)</p>	<p>Lead Case No. 2:24-bk-12079-VZ</p> <p>Jointly Administered with Case Nos.:</p> <p>2:24-bk-12080-VZ; 2:24-bk-12081-VZ; 2:24-bk-12082-VZ; 2:24-bk-12091-VZ; 2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and 2:24-bk-12076-VZ</p> <p>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: <i>(title of motion¹)</i>: <u>ORDER APPROVING STIPULATION TO GRANT MOTION FOR RELIEF FROM THE AUTOMATIC STAY TO PROCEED IN NON-BANKRUPTCY FORUM AND WITHDRAW OBJECTION TO EMPLOYMENT</u></p>

PLEASE TAKE NOTE that the order titled Order Approving Stipulation to Grant Motion for Relief from Stay and Withdraw Objection to Employment was lodged on (date) December 24, 2024 and is attached. This order relates to the motion which is docket number 379.

¹ Please abbreviate if title cannot fit into text field.

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ARCHWAY BROADWAY LOAN SPE, LLC
7

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**
11

12 In re
13 SEATON INVESTMENTS, LLC, *et al.*,
14 Debtors and Debtors-in-
Possession.
15

16 Affects:
17

- 18 ☐ All Debtors
19 ☐ Seaton Investments, LLC
20 ☐ Colyton Investments, LLC
21 ☐ Broadway Avenue Investments, LLC
22 ☐ SLA Investments, LLC
23 ☐ Negev Investments, LLC
24 ☒ Alan Gomperts
25 ☒ Daniel Halevy
26 ☒ Susan Halevy
27

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:

2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and
2:24-bk-12076-VZ

Chapter 11

**ORDER APPROVING STIPULATION TO
GRANT ARCHWAY BROADWAY LOAN
SPE, LLC'S MOTION FOR RELIEF
FROM AUTOMATIC STAY TO
PROCEED IN NON-BANKRUPTCY
FORUM AND TO WITHDRAW
OBJECTION TO EMPLOYMENT OF
SAUL EWING LLP**

Hearing on Relief from Stay Motion:

Date: January 7, 2025
Time: 10:30 a.m.
Crtrm.: 1368

Hearing on Employment Application:

Date: January 9, 2025
Time: 10:00 a.m.
Crtrm.: 1368

Hon. Vincent P. Zurzolo

FRANZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
(323) 852-1000

1 The Court has considered the Stipulation (“Stipulation”) (Dkt. 379) between secured
2 creditor, Archway Broadway Loan SPE, LLC, a Delaware limited liability company, successor in
3 interest to Archway Real Estate Income Fund I REIT, LLC (“Archway”), on the one hand, and the
4 jointly-administered debtors, Seaton Investments, LLC (“Seaton”), Colyton Investments, LLC
5 (“Colyton”), Broadway Avenue Investments, LLC (“Broadway”), SLA Investments, LLC
6 (“SLA”), and Negev Investments, LLC (“Negev” and collectively with Seaton, Colyton,
7 Broadway and SLA, the “Corporate Debtors”) and Alan Gomperts (“Mr. Gomperts”), Daniel
8 Halevy (“Mr. Halevy”), and Susan Halevy (“Ms. Halevy” and collectively with Mr. Gomperts and
9 Mr. Halevy, the “Individual Debtors” and collectively with the Corporate Debtors, the “Debtors”),
10 on the other hand, and the record as a whole, and for good cause shown,

11 IT IS ORDERED as follows:

12 1. The Stipulation is APPROVED and incorporated herein as the order of the Court.

13 The Court retains jurisdiction to interpret and enforce the Stipulation and this Order.

14 2. The hearings on the MRAS (defined terms are as defined in the Stipulation) and
15 Employment Objection are VACATED.

16 3. The Court will enter the MRAS Order separately.

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
1000 Wilshire Blvd., 19th Floor, Los Angeles, CA 90017

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* December 24, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Counsel to Party in Interest: Scott R Albrecht salbrecht@gsaattorneys.com, jackie.nguyen@sgsattorneys.com
- Counsel to KDM: Tanya Behnam tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Counsel to Party in Interest: Jacquelyn H Choi jacquelyn.choi@rimonlaw.com, docketingsupport@rimonlaw.com
- Counsel to Individual Debtors: Carol Chow Carol.Chow@saul.com, easter.santamaria@saul.com
- Counsel to Party in Interest: Robert F Conte robert.conte@usdoj.gov, caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Counsel to Individual Debtors: Ryan Coy ryan.coy@saul.com, hannah.richmond@saul.com
- Counsel to Party in Interest: Christopher Cramer secured@becket-lee.com
- Counsel to Party in Interest: Christopher Crowell ccrowell@hrhlaw.com
- Counsel to Individual Debtors: Turner Falk turner.falk@saul.com, tnfalk@recap.email
- Counsel to Archway: Michael G Fletcher mfletcher@frandzel.com, sking@frandzel.com
- Counsel to Party in Interest: Todd S. Garan ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Counsel to Party in Interest: Richard Girgado rgirgado@counsel.lacounty.gov
- Counsel to Party in Interest: Jacqueline L James jjames@hrhlaw.com
- Trial Counsel to U.S. Trustee: Kelly L Morrison kelly.l.morrison@usdoj.gov
- Counsel to Party in Interest: Avi Edward Muhtar amuhtar@crowndandstonelaw.com
- Counsel to Archway: Bruce D Poltrock bpoltrock@frandzel.com, achase@frandzel.com
- Counsel to Individual Debtors: Zev Shechtman Zev.Shechtman@saul.com, zshechtman@ecf.inforuptcy.com; hannah.richmond@saul.com
- Counsel to Party in Interest: David B Shemano dshemano@shemanolaw.com
- Counsel to Corporate Debtors: Derrick Talerico dtalerico@wztslaw.com, maraki@wztslaw.com, sfritz@wztslaw.com, admin@wztslaw.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Counsel to Archway: Gerrick Warrington gwarrington@frandzel.com, achase@frandzel.com
- Counsel to Party in Interest: Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On *(date)* _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* December 24, 2024, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to

such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Overnight Morning Delivery

Hon. Vincent Zurzolo
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street
Bin outside of Suite 1368
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/24/2024
Date

Annette Chase
Printed Name

/s/ Annette Chase
Signature